

Technical Review Committee Meeting

Minutes of July 6, 2010

Members Present
Wayne Hamilton
David Foster
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent

Staff Present
Shannon Tuch
Bob Oast
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 5/3/10 meeting as written.

Agenda Item	
Review of the Conditional Zoning request for the project identified as <u>Enka Center</u> located on Sand Hill Road. The request seeks the rezoning from CI, RS-2 and HB (Commercial Industrial, Residential Single Family Low Density and Highway Business) district to CI CZ (Commercial Industrial Conditional Zoning) district for the phased development of 509,233 square feet of retail space, 19,803 square feet of restaurant space, 364,650 square feet of office/medical/business space, 130,000 square feet of warehouse/industrial space, a 4,500 square foot financial institution and acreage for recreation/open space and greenways. The owners are Enka Water Control Corporation, Fletcher Partners, Inc. and Enka Partners of Asheville, LLC and the contact is William R. Buie. The properties are identified in the Buncombe County tax records as PINs 9617.34-9076, 9617.32-2081, 9617.44-7442 and 9841, 9617.52-4184 and 9908, 9617.54-1808, 9617.43-0440 and 9617.53-6939. Project # 10-1058.	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Will Buie, Ken Murphy and Todd Simmons were available for questions and commented on the following topics: <ul style="list-style-type: none"> ? The existing clock tower will remain as a focal point of the development ? A written response will be provided prior to the next TRC meeting, which will explain how some of the more challenging issues identified in the staff report, such as the corporate limit/ETJ division of the site, might be addressed ? The developer is working with NCDENR on the brownfields sections of the site ? Developers will be requesting flexibility for the phasing plan and for the industrial section
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
Bobby Croom stated that the Traffic Impact Study is currently under review and also noted the need for a transit stop on both Sand Hill Road and Smoky Park Highway. Jessica Bernstein asked when the greenway would be constructed and Mr. Buie responded that at least a portion of it would be built during Phase I, adding that more detail would be provided as the project moves through the review process. Bob Oast stated that he would meet with the development team to discuss the possibility of a development agreement.	
Committee Action	
The TRC voted unanimously to continue review of the project until the July 19, 2010 meeting to allow time for: <ol style="list-style-type: none"> 1.) Discussion of the TIS 2.) Finalization of the secondary fire access from Sand Hill Road 3.) Updated phasing information 4.) Continued discussion of annexation because of public works roadway maintenance issues. 	

The meeting was adjourned at 2:35 p.m.